

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****OCTOBER 5, 2011**

APPEAL #19174 – Stefanos Kilis, variance 70-30.C to maintain a vestibule addition to a single-family dwelling within a required front yard setback; N/side #59 Rockcrest Rd., 160' W/of Mill Spring Rd., Manhasset, Sec. 3, Blk. 8, Lot 223, R-A District.

APPEAL #19165 – Mark Freitas, variances 70-40.C, 70-100.2.A(2) and 70-100.2.H to permit the maintenance of fencing, an A/C unit, and additions to a single-family structure within a required front yard setback; N/E/cor. #41 Rockwood Ave. & Highfield Ave., Port Washington, Sec. 4, Blk. 22, Lot 43, R-B District.

APPEAL #19166 – Alan Cooper Architects, variances 70-100.2.A(2) and 70-100.2.H to permit the maintenance of a fence and A/C unit within a required front yard setback; S/E/cor. #2A Wakefield Ave. & Port Washington Blvd., Port Washington, Sec. 6, Blk. 66, Lot 20, R-B District.

APPEAL #19167 - Matthew Russo, variances 70-30.C, 70-101 and 70-208.F to permit additions and alterations to a non-conforming residence within a required front yard setback; E/side #51A Crescent Rd., 196.14' S/of Summit Rd., Port Washington, Sec. 6, Blk. 82, Lot 39, R-A District.

APPEAL #19168 – Steven F. Levine, variances 70-52, 70-100.2.A(2) and 70-100.2.A(4) to permit the maintenance of fencing exceeding the permitted height and masonry walls within the required front and rear yard setbacks; S/E/cor. #110 Plympton Ave. & E. Woodward St., Roslyn Heights, Sec. 7, Blk. 16, Lot 307, R-C District.

APPEAL #19169 – Scott Kahn, variance 70-100.2.H to permit the maintenance of 2 A/C units within a front yard; N/E/cor. #54 Rhodes St. & Fairfield Ln., New Hyde Park, Sec. 8, Blk. 214, Lot 33, R-C District.

APPEAL #19173 – Sandy Portnoy, request for determination on the applicability of 2-28 of Town Code; E/side #40 Brussel Dr., 96.86' S/of Herbert Dr., New Hyde Park, Sec. 9, Blk. 589, Lot 23, R-C District.

APPEAL #19170 - BP Products, N.A. Inc., variances 70-47 & 70-208.F to permit continued use of a non-conforming gasoline service station with accessory parking; S/E/cor. #4 Northern Blvd. & Glenwood St., Great Neck, Sec. 2, Blk. 55, Lots 52-53, 54A-55A, 661, B-A & R-C District.

APPEAL #19157 – Anthony DiProperzio, variances 70-103.A and 70-208.F to permit the alteration of a non-conforming commercial structure for a medical office with insufficient parking; N/W/cor., #577 Plandome Rd. & Colonial Pkwy, Manhasset, Sec. 3, Blk. 28, Lot 299, B-A District.

APPEAL #19162 – Gennari's Italian and French Bakery/DBA Cardinali Bakery, conditional uses 70-139.A & F and variances 70-103.A, 70-145.A, 70-146, and 70-203.G & J to permit the maintenance of additions and alterations to a commercial structure for use as a retail bakery, commercial bakery and restaurant with insufficient parking; elimination of clear space between vehicular entry doors and street; within a required rear yard setback; elimination of a required planting strip buffer; and fence exceeding the permitted height; N/side #465 Westbury Ave., 278.08' W/of Cherry Ln., Carle Place, Sec. 10, Blk. 18, Lots 54-59 & 161, B-B District.

APPEAL #19175 – Country Plaza Associates of Carle Place LLC, conditional use 70-126 to permit the conversion of an existing retail space to a food use; N/side #377 Old Country Rd., 330.41' W/of Carle Rd., Carle Place, Sec. 10, Blk. 288, Lot 46, B-A District.

APPEAL #19172 – Pete Kontoulakos, conditional use 70-139.A and variances 70-103.A and F and 208.F to permit the conversion of a vacant pizzeria to a food use; S/W/cor. #2144 Jericho Tpke. & Broadway, Garden City Park, Sec. 33, Blk. 121, Lots 2283 & 2284, B-B District.